

Chapter IV - Forestry District

Section 1 - F-1 District

In a forestry district designated F-1, no building or land shall be used and no building shall be located, erected, converted, or structurally altered, unless otherwise provided herein, except, for one or more of the following uses:

Section 1.001 - Uses:

- (1) Forests, forest, propagation nurseries, arboretums.
- (2) Watershed Protection.
- (3) Fish hatcheries, lakes and ponds.
- (4) Projects specifically designed for conservation of soil or water.

Chapter V - Agricultural Districts

Section 1 - A-1 District

In an agricultural district designated A-1 no building or land shall be used and no building shall be located, erected or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

Section 1.001 - Uses:

- (1) Any use permitted in an F-1 district.
- (2) Commercial greenhouses and plant nurseries.
- (3) Truck gardens and related field crops, mushroom cellars, general gardening and apiaries.
- (4) Stands for the sale of agricultural products produced on the premises.
- (5) Single family dwelling.
- (6) Accessory buildings including separate tenant house for farm employees when located in conformity with set-back regulations hereinafter prescribed.
- (7) A one or two car private garage not more than one story in height.
(Amended 2-AO-53)

Section 1.002 - Height:

In an A-1 District no residential building shall be erected to a height greater than thirty-five (35) feet measured from the grade to the line of the eaves of such building.

Section 1.003 - Yards:

For every Main building hereafter erected or structurally altered, in an A-1 district, there shall be provided a front yard in compliance with dwelling set-back regulations, and a rear yard of not less than fifteen (15) feet in depth and a side yard on each side of the building equal in width to fifteen (15) per cent of the width of the lot at the set-back line or 15 feet, whichever is the lesser.

Section 1.004 - Building set-back line:

Between a building set-back line as herein established and the street or highway right-of-way line no building or portion of a building other than an unenclosed porch or ornamental fence or wall not exceeding 3-1/2 feet in height may be erected.

In an A-1 district the front building set-back line is hereby established at sixty (60) feet from the street or highway right-of-way line upon which said dwelling fronts; provided, however, that where said building set-back lines have been otherwise legally established then the building set-back line shall be a distance from the street or highway right-of-way line equal to the average distance of existing residence buildings from the street or highway right-of-way line.

Section 1.005 - Lot Area:

In an A-1 district no dwelling shall hereafter be erected or structurally altered upon a lot having an area of less than 15,000 square feet per housekeeping unit, and a minimum lot frontage of less than eighty (80) feet, for each dwelling, measured at the set-back line.

Section 1.006 - Dwelling Dimensions:

In an A-1 district no dwelling shall hereafter be erected or structurally altered, which has a ground floor area, exclusive of open porches and garages, of less than 900 square feet in the case of a one-story building, or less than 660 square feet in the case of a higher building.

Section 2 - A-2 District

In an agricultural district designated A-2 no building or land shall be used and no building shall be located, erected or structurally altered unless otherwise provided herein, except for one or more of the following uses:

Section 2.001 - Uses:

- (1) Any use permitted in the A-1 agricultural district.
- (2) Production of grains, grasses, plants, vines, and orchards.
- (3) Grazing or feeding of livestock for animal increase or value increase.
- (4) Stands for the sale of agricultural products produced on the premises.
- (5) Barns, sheds, storage buildings and fences essential to the agricultural enterprise.
- (6) Single family dwelling.
- (7) Accessory buildings including separate tenant houses for farm employees when located in conformity with set-back regulations hereinafter prescribed.
- (8) A one or two car private garage not more than one story in height. (Amended 2-AO-53)

Section 2.002 - Height:

In an A-2 district no residential building shall be erected to a height greater than thirty-five (35) feet measured from the grade to the line of the eaves of such building.

Section 2.003 - Yards:

For every main building hereafter erected or structurally altered, in an A-2 district, there shall be provided a front yard in compliance with building set-back regulations, and a rear yard of not less than fifteen (15) feet in depth and a side yard on each side of the building equal in width to fifteen (15) per cent of the width of the lot and the set-back line or 15 feet, whichever is the lesser.

Section 2.004 - Building set-back line:

Between a building set-back line as herein established and the street or highway right-of-way line no building or portion of a building other than an unenclosed porch or ornamental fence or wall not exceeding 3-1/2 feet in height may be erected. In A-2 districts the front building set-back line is hereby established at sixty (60) feet from street or highway right-of-way line upon which said dwelling fronts: Provided, however, that where said building set-back lines have been otherwise legally established then the building set-back line shall be a distance from the street or highway right-of-way line equal to the average distance of existing residence buildings from the street or highway right-of-way line.

Section 2.005 - Lot Area:

In an A-2 district no dwelling shall hereafter be erected or structurally altered upon a lot having an area of less than 15,000 square feet per housekeeping unit and a lot frontage of less than eighty (80) feet, for each dwelling, measured at the set-back line.

Section 2.006 - Dwelling Dimensions:

In an A-2 district no dwelling shall hereafter be erected or structurally altered which has a ground floor area, exclusive of open porches and garages, of less than 900 square feet in the case of a one-story building, or less than 660 square feet in the case of a higher building.